

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

|                  |                                                                               |                      |                 |
|------------------|-------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR JOHN LLOYD                                                                 | <b>Code No</b>       | LGC P/2021/0993 |
| <b>Agent</b>     | MR DAVID LAMB<br>PLATT WHITE PARTNERSHIP<br>94 BOUGHTON<br>CHESTER<br>CH3 5AQ | <b>Date Received</b> | 11/10/2021      |
|                  |                                                                               | <b>Decision Date</b> | 22/11/2021      |

### **Town and Country Planning Act, 1990**

#### **Location of application**

ODDI AR Y TWMPATH, GARTH, GLYN CEIRIOG, WREXHAM, LL20 7LY

#### **Description of application**

TROSI ADEILAD AMAETHYDDOL YN LLETY GWYLIAU 2 YSTAFELL WELY  
/ CONVERSION OF AGRICULTURAL BUILDING INTO 2 BED HOLIDAY LET

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

|      |                                                               |
|------|---------------------------------------------------------------|
| EC6  | Biodiversity Conservation                                     |
| GDP1 | Development objectives                                        |
| H3   | Residential conversion of buildings outside settlement limits |

#### **Particulars of decision that permission be REFUSED**

#### **Reason(s)**

1. The proposed layout has not demonstrated that adequate parking provision and amenity space will be provided as part of the development. In the absence of this information, the proposal conflicts with UDP Policy GDP1 and the provisions set out within Local Planning Guidance Notes 16 and 21.
2. Insufficient information has been submitted to demonstrate that the proposal would not result in a detrimental impact on bats, a European Protected Species. The proposal conflicts with UDP Policy EC6.
3. Insufficient information has been submitted to demonstrate that the proposal would not result in adverse impacts to the River Dee and Bala Lake Special Area of Conservation. The proposal conflicts with UDP Policy EC6.



**Officer Appointed for this purpose  
Chief Officer Planning & Regulatory**

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[http://www.wrexham.gov.uk/english/planning\\_portal/publications/info\\_sheets.htm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)